

Docket Item # 2-A
MASTER PLAN AMENDMENT #99-0014
REZONING #99-0014
TEXT AMENDMENT #2000-004
CARLYLE - PTO

Planning Commission Meeting
February 29, 2000

ISSUE: Consideration of a request for amendment to the King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan to change the Coordinated Development District guidelines Duke Street Coordinated Development District and an amendment to §5-602(A) of the zoning ordinance to reflect the master plan change.

APPLICANT: Carlyle Development Corporation
by Jonathan P. Rak, attorney

LOCATION: 1950 Duke Street

CITY COUNCIL ACTION, MARCH 21, 2000: WHEREUPON, upon motion by Councilman Speck, seconded by Vice Mayor Euille, and carried on a vote of 5-to-2, City Council

(1) approved the Master Plan Amendment adopted by the Planning Commission in Commission Resolution MPA 99-0014;

(2) approved the amendment to Section 5-602 (A) of the Zoning Ordinance, and the portion of Table 1 in said section relating to CDD No. 1, Duke Street, to provide that a maximum height of up to 217 feet shall be permitted for one building for the United States Patent and Trademark Office, as recommended by the Planning Commission;

(3) approved Special Use Permits 99-0055 and 99-0056, as recommended by the Planning Commission, which permit amendments to the current special use permit and plan of development for the Carlyle site, including: (a) the amendments to the conditions in the current special use permit; (b) the amendments to the design guidelines which are part of the Carlyle plan of development; (c) the amendments to the preliminary site plans and landscape plan which are part of the Carlyle plan of development; and (d) the amendments to the executive summary portion of the Carlyle plan of development with the following additional condition:

#109. In addition to the requirements of the Transportation Management Plan for Carlyle, the applicant or its successor in interest to the PTO Property shall, within six months of approval of the SUP, initiate contact with, and shall thereafter use its best, good faith efforts to work with city staff, WMATA, the Virginia and Maryland Secretaries of Transportation, the developer of National Harbor, other local governments and interested

parties, to develop and implement a transportation plan for public transit service across the Woodrow Wilson Bridge, from the Branch Avenue Metro Station (opening in 2001) to the Eisenhower Avenue Metro Station, with service stops at National Harbor, PTO, and other appropriate locations. Such service should be operational using buses, at the time of occupancy of the first PTO building, if feasible, and service should eventually be provided by light or heavy rail. This condition does not require the applicant to fund such transit service.

(4) approved the vacation of certain street, subsurface, and air right easements in Vacation #99-0006, as referenced in the Planning Commission action on the vacation and subject to the conditions recommended by the Planning Commission, and that the Mayor be authorized to appoint viewers for same, who are to report back to the Council; the Mayor subsequently appointed Warren Almquist, Chair, and Ruby Tucker and Katrine Fitzgerald as Viewers; and

(5) approved the amendment to Section 12-600(B)(5) of the Zoning Ordinance to allow changes to a CO special use permit in a coordinated development district, to allow an increase in height consistent with the CDD zone regulations, as recommended by the Planning Commission; and in addition, City Council referred to the City Manager, with a request that a staff recommendation come back to Council for implementation, a proposal that a special "Task Force on Traffic and Parking" be created for the purpose of working to address major parking and traffic concerns citywide, with particular emphasis on the areas of Old Town, Inner City, Rosemont and Del Ray. Study tasks, with the assistance of outside expertise, will include street patterns, traffic flows, signage, parking garages, infrastructure, etc. Proposed membership will consist of representatives from City Council, Planning Commission, Traffic and Parking Board, citizens-at-large and City staff.

Councilman Speck indicated that the City Manager will come back with a recommendation that will focus initially on the PTO and Carlyle Development.

As suggested by Lori Quill, Mayor Donley requested that the Carlyle Design Review Board's membership be increased to include someone from planning or architectural staff to provide more support in reviewing any design changes for Carlyle.

PLANNING COMMISSION ACTION, MARCH 9, 2000: [REFER TO CASE DSUP#99-0055/ DSUP#99-0056 FOR THE ACTION FOR THIS CASE]

STAFF RECOMMENDATION:

Staff recommends approval of the following amendments:

bold/underline indicates new text
~~strikeout~~ indicates deleted text

A. Master Plan: amend the CDD guidelines for the Duke Street Coordinated Development District as follows:

11. that parking be placed underground where feasible; that all above grade parking be screened from view from primary streets or located on sites removed from pedestrian activity **except for the parking structures for the U.S. Patent and Trademark Office.**
12. that heights in the blocks adjacent to Duke Street be limited to 77' (82 feet with ground floor commercial); that other heights be limited to 200 feet, provided that the average height shall not exceed 150 feet. The Federal Courthouse will be considered at heights of up to 250 feet **and one building of the U.S. Patent and Trademark Office will be considered at heights up to 217'.**

B. Rezoning/Text Amendment: Amend §5-602 (A) as follows:

CDD No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum F.A.R. and/or Development Levels	Maximum Height	Uses
1	Duke Street	OC Zone Regulations apply except that: - maximum F.A.R. is 1.25 within 1,000 linear feet of the King Street Metro Station kiosk and 1.0 elsewhere - maximum heights shall be 77 feet	2.62	200 feet, with an average height of 150 feet, except that: - heights on Duke Street limited to 77 feet or 82 feet with ground floor commercial - <u>height up to 217' permitted for one building for the U.S. PTO</u> - Federal Courthouse limited to 250 feet	Mix of uses, including office, retail, residential, hotel, active and passive recreation, daycare and other support facilities.

BACKGROUND

Amendments to the approved Carlyle SUP must be consistent with the King Street/Eisenhower Avenue Small Area Plan. The proposed Carlyle amendments require two changes to the Small Area Plan.

One, the Small Area Plan limits heights to 200' within Carlyle, except for the Courthouse, which is permitted to reach 250'. A height of 217' is proposed for one building within PTO.

Second, the Small Area Plan requires that, within the Carlyle CDD, *"parking be placed underground where feasible; [and] that all above grade parking be screened from view from primary streets or located on sites removed from pedestrian activity."* The proposed PTO garages are exposed along Eisenhower Avenue.

DISCUSSION:

The Planning Commission has before it six separate applications related to amendments at the Carlyle development. Instead of preparing six separate documents to discuss the various issues related to the requests, staff has combined the review and analysis related to all of the applications into the comprehensive report provided with this document.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development.

RESOLUTION NO. MPA-99-0014

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the **King Street/Eisenhower Avenue Small Area Plan** section of the 1992 Master Plan was filed with the Department of Planning and Zoning on **November 12, 1999** for changes in the land use designations to the parcels at **1950 Duke Street**; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **February 29, 2000** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **King Street/Eisenhower Avenue Small Area Plan** section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **King Street/Eisenhower Avenue Small Area Plan** section of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the **King Street/Eisenhower Avenue Small Area Plan**; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the **King Street/Eisenhower Avenue Small Area Plan** section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the **King Street/Eisenhower Avenue Small Area Plan** section of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Amend the Coordinated Development District guidelines for the Duke Street Coordinated Development District as follows:

11. that parking be placed underground where feasible; that all above grade parking be screened from view from primary streets or located on sites removed from pedestrian activity. **Parking structures for the U.S. Patent and Trademark Office will be permitted to be exposed along Eisenhower Avenue provided that the design of any exposed facades along Eisenhower Avenue of a high quality consistent with the Carlyle project and, further provided that the facades adjacent to John Carlyle Street and Elizabeth Lane the garages are screened by other uses.**
 12. that heights in the blocks adjacent to Duke Street be limited to 77' (82 feet with ground floor commercial); that other heights be limited to 200 feet, provided that the average height shall not exceed 150 feet. The Federal Courthouse will be considered at heights of up to 250 feet **and one building of the U.S. Patent and Trademark Office will be considered at heights up to 217'.**
2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 9th day of March, 2000.

W. B. Hurd, Chairman

ATTEST: _____

Sheldon Lynn, Secretary